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Seattle, WA 98122

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hybridarc.com

COMMUNITY OUTREACH REPORT

May 12th, 2022

TAYLOR TOWNHOMES - 1813 Taylor Ave N

SDCI Record# 3039168-EG

Project Description

47 North Development, and Hybrid Architecture are collaborating on a new and exciting project located at 1813 Taylor Avenue N. The project proposes (6-9) new 4-story townhomes, with an average square footage of 2,400. A minimum of 1 parking spot will be provided for each unit in the form of a garage or carport.

Project Team

HyBrid Architecture, 1205 E. Pike Street - Suite 2D, Seattle, WA 98122, permit@hybridarc.com

Approved Method of Outreach Per DON Approval

- Direct mailing flyers to all residences within 500ft (Printed, High Impact)
- Basic project web page (Electronic, 1 of 2 Multi-Pronged Electronic Outreach) with contact email
- Email Announcement to local community organizations (Electronic outreach, 2 of 2 Multi-Pronged Method)
- Online survey (Electronic, High-Impact)

Project Website Page:

<http://www.hybridarc.com/portfolio/3039168-eg-1813-taylor-ave-n-early-community-outreach/>

Link to Online Survey:

<https://docs.google.com/forms/d/e/1FAIpQLSel5pVLUmhN5sXxumBVUheP90FrC3XQB7nl7Pwz7q0x2zGPSg/viewform>

This project is located in the **Queen Anne Neighborhood**. Community Groups emailed (when email was available) include:

Queen Anne Community Council, Queen Anne Historical Society, Queen Anne Greenways, Sustainable Queen Anne, Seattle Housing Authority, and Seattle Emergency Hubs

Outreach plan approved by:

Amanda Hohlfeld

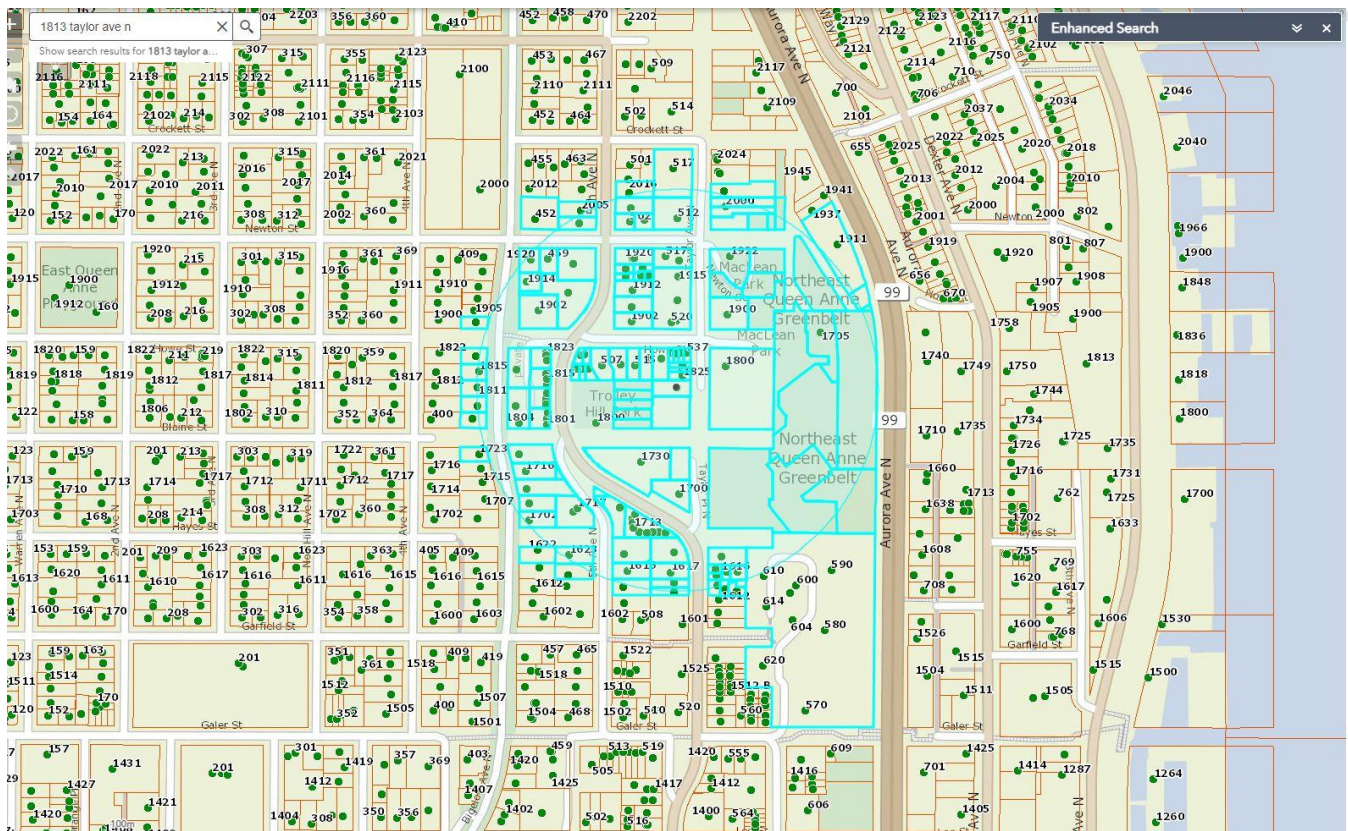
Amanda.Hohlfeld3@seattle.gov

COMMUNITY OUTREACH REPORT

Response to Mailed Flyers

Two responses were received from the mailed flyers. (emails included)

- Flyers were sent out to addresses within 500' on March 15th, 2022
- The receipt from the mailed flyers and the addresses are attached to this report for reference per job# 2260948
- The sample flier is also attached to this report for reference.
- Summary of community member responses on next page.



Public Comments were sent in by two community members. A summary of their questions and concerns were addressed including:

- Email received Mar 26th from Liesl Lavery stated concern regarding the stability of the hill and potential adverse impact to surrounding homes due to development on a very steep incline. Liesl was also interested in the height of the proposed development impeding the downtown view from their home
 - Design team followed up with community member to let them know we have engaged a geotech for the project and as part of the design, will be further stabilizing and strengthening the integrity of the hill. The design team also addressed their concerns regarding their view to downtown by clarifying our project site is at a significantly lower elevation their home, so their view will likely not be affected.
- Email received Apr 9th from Kelly Cowden expressed interest in preserving their view of downtown Seattle and also asked for clarity on the safety of building on the steep slope
 - Design team followed up with community member to let them know we have engaged a geotech for the project and as part of the design, will be further stabilizing and strengthening the integrity of the hill. The design team also addressed their concerns regarding their view to downtown by clarifying our project site is at a significantly lower elevation than their home, so their view will likely not be affected.

Response from Basic Web Page:

No response was received from the webpage directly

- [Basic Project Webpage](#)

Response from Online Survey:

2 responses were collected from the online survey. These responses in full detail are attached at the end of this document.

- [Online Survey](#)
- Questions on the Survey Included:
 - What is your connection to this development project
 - What is most important to you about a new building on this property
 - What concerns do you have about the project
 - Is there anything specific or unique about this property or neighborhood that would be important for us to know
- Below is a summary of the responses:
 - One neighbor expressed the importance of the greenbelt and park that surround the project site
 - Another neighbor expressed support for the project, and requested that the construction site manages a secure site to avoid unwanted inhabitants and destruction of property.

Response from Community Group emails:

All sent community group emails have been PDF'd and attached to this report for reference. No direct responses were received from the community group announcements. The email announcement read:

Hello,

I am writing to inform you that 47 North Development, and Hybrid Architecture are collaborating on a new and exciting project located at 1813 Taylor Avenue N. The project proposes (6-9) new 4-story townhomes, with an average square footage of 2,400. A minimum of 1 parking spot will be provided for each unit in the form of a garage or carport.

The project team is just getting started on the planning now but construction could take place as early as Fall 2023. As part of Seattle's design review process, the project team is gathering community input that will assist in the planning and development of the project site. Please note, that all information and comments submitted may become part of the public record. Comments will be accepted as part of this outreach, per the provided contact email below through June 2nd, 2022. After that, the project team will get started on the Design Review Process and other permitting steps. SDCI project number is 3039168-EG. The project is also registered with the Department of Neighborhoods.

For more information regarding the project, please see the following project website and link to the project survey where you have an opportunity to provide our team with valuable insight regarding the project proposal. We look forward to hearing back from you.

Here's the website: [Community Outreach Website](#)

And here's the survey: [Taylor Project Survey](#)

Should you have additional questions or comments, please email me directly as I am the project contact for this project. Thank you kindly and have a wonderful day!

best,

Sean Morgan | Project Manager

HYBRID architecture & assembly

1205 east pike street, suite 2d | seattle, wa 98122 | [206-267-9277](tel:206-267-9277)

Project Posted to DON:



Seattle.gov

Early Outreach for Design Review Projects Blog

Department of Neighborhoods

1813 Taylor Ave N.

January 12, 2022 by [dearlyoutreach](#)

- **Project Address:** 1813 Taylor Ave N, Seattle, WA 98103
- **Brief Description:** Project to construct (9) 4-story townhomes. Parking will be provided for each residence.
- **Developer/Applicant:** 47 North Development, LLC (Developer), Hybrid Architecture (Applicant)
- **Contact Person:** Sean Morgan, Project Manager (Hybrid Architecture)
- **Contact Information:** permit@hybridarc.com & sean@hybridarc.com
- **Type of building:** Residential Townhome Building
- **Neighborhood:** Queen Anne
- **Equity Area:** No

Filed Under: [Design Review Board Area](#), [Early Community Outreach for Design Review](#), [Townhouse](#), [Type of Dwelling](#), [West](#) Tagged With: [Queen Anne](#), [Residential Townhome](#)

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NOTICE OF COMMUNITY OUTREACH

NEW TOWNHOME DEVELOPMENT - 1813 TAYLOR AVE N SEATTLE, WA 98109

project flier

47 North Development, and HyBrid Architecture are collaborating on a new and exciting project located at 1813 Taylor Avenue N. The project proposes (6-9) new 4-story townhomes, with an average square footage of 2,400. A minimum of 1 parking will be provided for each unit in the form of a garage or carport.

The project team is just getting started on the planning now but construction could take place as early as Spring 2023. As part of Seattle's design review process, the project team is gathering community input that will assist in the planning and development of the project site. Please note, that all information and comments submitted may become part of the public record. Comments will be accepted as part of this outreach, per the provided contact email below through April 11th, 2022. After that, the project team will get started on the Design Review Process and other permitting steps. SDCI project number is 3039168-EG. The project is also registered with the Department of Neighborhoods.

For additional information, input and project contact information please reference the following links:

PROJECT WEBSITE

<http://www.hybridarc.com/outreach>



PROJECT CONTACT

permit@hybridarc.com

Unit Count	6-9 (4)-Story Townhome units
Parking	Parking will be provided per unit
Architect	Hybrid Architecture
Developer	47 North Development, LLC
Timeline	Construction Start Spring 2023
SDCI #	Project Number #3039168-EG



NOTICE OF COMMUNITY OUTREACH
NEW TOWNHOME DEVELOPMENT - 1813 TAYLOR AVE N SEATTLE, WA 98109

Project Developer
47 North Development, LLC
Seattle, WA

Project Architect
HyBrid Architecture
Seattle, WA



Sean Morgan <sean@hybridarc.com>

Order ID : 2260948 has been successfully placed.

1 message

noreply1@arcdesignprintstudio.com <noreply1@arcdesignprintstudio.com>

Tue, Mar 15, 2022 at 2:43 PM

Reply-To: seattle.files@e-arc.com

To: sean@hybridarc.com

Hello Sean Morgan ,

Congratulations! Your order (2260948) has been successfully placed.

Thank you for using the ARC Design & Print Studio. We are committed to giving our customers an amazing shopping experience!

Your order will be delivered to you on or before the estimated date.

Please check your order details below :

Delivery Option
Delivery

Job Details
Job Name: 1813 Taylor Ave N - Community Outreach Mailer
Job Number: 2123

Customer Details

Sean Morgan

Hybrid Architecture

sean@hybridarc.com

206.267.9277

Print Service Provider**ARC Seattle**

ARC Seattle

seattle.files@e-arc.com

[2730 Occidental Ave S](#)

01-206-622-6000

Delivery Address

[1205 E Pike St, Seattle, WA 98122, Washington](#), Seattle,
United States, 98122, 206.267.9277

Print / Delivery Instructions

Please print mailers double-sided @ 8.5x11 and
send to the listed addresses in the excel file.

Feel free to call Sean @ 315.430.7527 with any
questions on the order.



Delivery before Wednesday, March 16th 2022, 6:35 pm

Print Specifications

Type Of Print:**Size Of Print:** Letter (print double sided)**Paper Type:** Laser paper (Color prints)**Binding:****No Of Sets:** 94 mailers (ref list of addresses in excel file)**Items**[1813 Taylor Ave N - Community Outreach Flyer.pdf](#) 420.19 Kb[1813 Taylor Ave N.xlsx](#) 11.20 Kb**Print Tracking**Please [click here](#) to track your order.

We value your feedback! Please contact us if you have any questions or comments about your print order.

Phone - (855) 879-2721

Email - appsupport@e-arc.com

Thank you,
Team ARC

----- Forwarded message -----

From: **KELLY COWDEN** <kellycowden@icloud.com>

Date: Sat, Apr 9, 2022 at 7:59 PM

Subject: Project# 3039168-EG

To: <permit@hybridarc.com>

Hello,

My name is Kelly Cowden, located at 537 Howe Street. I am part of the community just north of where you plan to build townhouses at 1813 Taylor Avenue N.

I have a few questions/concerns regarding the project.

Sight-lines: Do your building plans obstruct any views that we currently enjoy from our homes, such as the rooftop decks and the second and third floors? For instance, I have a fantastic view of downtown Seattle from my second-floor office and the third-floor kitchen. This is likely a non-issue if you leave the driveway intact currently on the site; Perhaps this is where you plan to locate parking.

Slope: Will building on the hill have any potential negative impacts to our units?

Thank you,

kelly

HYBRID

Sean Morgan <sean@hybridarc.com>

Fwd: Project# 3039168-EG

Sean Morgan <sean@hybridarc.com>

Thu, Apr 14, 2022 at 9:04 PM

To: Scott Goodner <scott@hybridarc.com>

Hi Kelly,

Thanks for reaching out about our project.

We appreciate your concern regarding your views to downtown Seattle, however we do not believe that our project will affect them because our site has a significantly lower elevation than your lot. If we do build to our allowable max height, it should not affect your view. Also, regarding the slope, we have a geotechnical engineer providing design guidance which must meet the City's strict steep slope requirements. So any solution that we are allowed to build will be extremely safe, and in fact will likely provide further stability to the hillside.

We are in the initial stages of design, so there will be further public comments periods as the design becomes more flushed out. Please feel free to reach out again at those stages if you would like to discuss.

best,

Sean Morgan | Project Manager

HYBRID architecture & assembly

1205 east pike street, suite 2d | seattle, wa 98122 | 206-267-9277

On Mon, Apr 11, 2022 at 9:21 AM Scott Goodner <scott@hybridarc.com> wrote:

[Quoted text hidden]

Fwd: Notice of development at 1813 Taylor in Queen Anne

3 messages

Robert Humble <robert@hybridarc.com>

Sat, Mar 26, 2022 at 3:08 PM

To: Alex Vo <alex@vo-company.com>, Matt Herron <matt@47northdevelopment.com>, Sean Morgan <sean@hybridarc.com>

----- Forwarded message -----

From: **Liesl Lavery** <liesllavery@gmail.com>

Date: Sat, Mar 26, 2022 at 2:56 PM

Subject: Notice of development at 1813 Taylor in Queen Anne

To: info@hybridarc.com <info@hybridarc.com>

CC: Liesl Lavery <liesllavery@gmail.com>

I received the notice about the development on the site of 1813 Taylor in Queen Anne. I am a neighbor living at 535 Howe Street.

Regarding the project development, I have the following concerns:

- the stability of the hill and potential adverse impact to surrounding homes due to development on a very steep incline
- the height of the proposed development impeding the downtown view from the roof of my home

These are common concerns among my neighbors who share an interest in preserving the structural security of homes in the area, as well as maintaining views of the city. Please provide additional information to clearly explain how your development plan addresses these concerns.

Regards,

Liesl Lavery
535 Howe St
Seattle

HYBRID

Sean Morgan <sean@hybridarc.com>

RE: Notice of development at 1813 Taylor in Queen Anne**Sean Morgan** <sean@hybridarc.com>

Tue, Mar 29, 2022 at 10:33 AM

To: liesllavery@gmail.com

Hello Liesl,

Thank you for reaching out to us with your comments. We really appreciate your concern and input as a member of the immediate community to our development!

Our project will require an Environmentally Critical Area review as part of our Master Use Permit which entails an extensive study that ensures our development minimizes its footprint into the steep slope area. Our Geotechnical engineers as well as the City's Geotechnical engineers review our plans and enforce our project to build to the safest constraints outlined in the building code. So any building that would result from this permitting process would not detrimentally affect the steep slope on our lot, or the bearing of any neighboring projects for that matter.

Regarding your concern that our project would potentially inhibit your view of the city, I don't believe that will be the case since our site is situated approximately 10' below the grade of your residence. So even if we are to build to our maximum allowable height, your view should not be sacrificed. We are currently at the initial phase of our process so we don't have a flushed out design to visualize this condition, however if you follow along the design review process you can comment on the scheme that is depicted at that point in time.

Best regards,

Sean Morgan | Project Manager

HYBRID architecture & assembly

1205 east pike street, suite 2d | seattle, wa 98122 | 206-267-9277



EARLY COMMUNITY OUTREACH

Due to State of Washington COVID guidelines, there will not be a site walk with the project Architect or Owner but our team wants to provide additional information about the project and obtain project feedback through the survey below. All information collected, will become part of the public record.

Project is located at 1813 Taylor Ave N in Seattle, Washington.

47 North Development, and Hybrid Architecture are collaborating on a new and exciting project located at 1813 Taylor Avenue N. The project proposes a (6-9) new 4-story townhomes, with an average square footage of 2,400. A minimum of 1 parking will be provided for each unit in the form of a garage or carport.

The project team is just getting started on the planning now but construction could take place as early as Spring 2023. As part of Seattle's design review process, the project team is gathering community input that will assist in the planning and development of the project site. Please note, that all information and comments submitted may become part of the public record. Comments will be accepted as part of this outreach, per the provided contact email below through April 11th, 2022. After that, the project team will get started on the Design Review Process and other permitting steps. SDCI project number is 3039168-EG. The project is also registered with the Department of Neighborhoods.

SURVEY

Please take our project survey! We would love to hear how this project will impact you and what we can do to make this project part of your growing community. This survey will be open from March 15th, 2021 through April 11th 2022. Your full name, email address, and phone number are required.

Contact

If you have additional comments or questions, feel free to email the architect directly at permit@hybridarc.com.

1813 Taylor Ave N - Outreach Survey project survey

47 North Development, and Hybrid Architecture are collaborating on a new and exciting project located at 1813 Taylor Avenue N. The project proposes (6-9) new 4-story townhomes, with an average square footage of 2,400. A minimum of 1 parking will be provided for each unit in the form of a garage or carport.

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Your full name, email address, and phone number are required.

SDCI Project Number is (3039168-EG)

sean@hybridarc.com [Switch account](#)



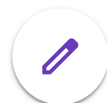
* Required

Email *

Your email

Email *

Your answer



First and Last Name *

Your answer

Phone Number *

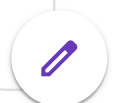
Your answer

What is your connection to this development project? (Select all that apply)

- ☐ I live very close to the project
- ☐ I live in the general area
- ☐ I own a business nearby
- ☐ I visit the area often for work or leisure
- ☐ I don't have a direct connection, but I care about growth and development in Seattle
- ☐ Other:

What is most important to you about a new building on this property? (Select up to two)

- ☐ That it is a nice looking building
- ☐ That it looks unique and interesting
- ☐ That it is designed to be family friendly
- ☐ That it is designed with environmental sustainability in mind
- ☐ That there is thoughtful approaches to landscape and open space
- ☐ Other:



What concerns do you have about the project?

- ☐ Construction noise / impacts
- ☐ The project will de-stabilize the steep slope
- ☐ That I will not like the way it looks
- ☐ I don't really have any specific concerns
- ☐ Other:

Is there anything specific or unique about this property or neighborhood that would be important for us to know?

Your answer

Submit

Clear form

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Google Forms



1813 Taylor Ave N - Outreach Survey project survey response 1 of 2

47 North Development, and Hybrid Architecture are collaborating on a new and exciting project located at 1813 Taylor Avenue N. The project proposes (6-9) new 4-story townhomes, with an average square footage of 2,400. A minimum of 1 parking will be provided for each unit in the form of a garage or carport.

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Your full name, email address, and phone number are required.

SDCI Project Number is (3039168-EG)

Email *

jeffcool@gmail.com

Email *

jeffcool@gmail.com

First and Last Name *

Jeff Steenberg

Phone Number *

2063549774

What is your connection to this development project? (Select all that apply)

- ☒ I live very close to the project
- ☐ I live in the general area
- ☐ I own a business nearby
- ☐ I visit the area often for work or leisure
- ☐ I don't have a direct connection, but I care about growth and development in Seattle
- ☐ Other: _____

What is most important to you about a new building on this property? (Select up to two)

- ☐ That it is a nice looking building
- ☐ That it looks unique and interesting
- ☐ That it is designed to be family friendly
- ☒ That it is designed with environmental sustainability in mind
- ☒ That there is thoughtful approaches to landscape and open space
- ☐ Other: _____

What concerns do you have about the project?

- ☐ Construction noise / impacts
- ☐ The project will de-stabilize the steep slope
- ☐ That I will not like the way it looks
- ☐ I don't really have any specific concerns
- ☒ Other: This is the only part of the park that connects to the Greenbelt and open space.

Is there anything specific or unique about this property or neighborhood that would be important for us to know?

There is a greenbelt path along the creek (usually dry) that looks to be in scope for building. How are you building in a runoff area? This is going to impact the greenbelt adjoining the park land and create an enclosed feeling at the park. The house on this property is basically invisible and blends into the greenbelt. How will you blend this into the greenspace that exists now, so that you do not cut off the park from the greenbelt?

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1813 Taylor Ave N - Outreach Survey project survey response 2 of 2

47 North Development, and Hybrid Architecture are collaborating on a new and exciting project located at 1813 Taylor Avenue N. The project proposes (6-9) new 4-story townhomes, with an average square footage of 2,400. A minimum of 1 parking will be provided for each unit in the form of a garage or carport.

The project team is just getting started on the planning now but construction could take place as early as Spring 2023. As part of Seattle's design review process, the project team is gathering community input that will assist in the planning and development of the project site. Please note, that all information and comments submitted may become part of the public record. Comments will be accepted as part of this outreach, per the provided contact email below through April 11th, 2022. After that, the project team will get started on the Design Review Process and other permitting steps. SDCI project number is 3039168-EG. The project is also registered with the Department of Neighborhoods.

Your full name, email address, and phone number are required.

SDCI Project Number is (3039168-EG)

Email *

tyler.tonkin71@gmail.com

Email *

tyler.tonkin71@gmail.com

First and Last Name *

Tyler Tonkin

Phone Number *

4257657281

What is your connection to this development project? (Select all that apply)

- ☐ I live very close to the project
- ☒ I live in the general area
- ☐ I own a business nearby
- ☒ I visit the area often for work or leisure
- ☐ I don't have a direct connection, but I care about growth and development in Seattle
- ☒ Other: I own 525 Howe St directly to the north.
.....

What is most important to you about a new building on this property? (Select up to two)

- ☐ That it is a nice looking building
- ☐ That it looks unique and interesting
- ☐ That it is designed to be family friendly
- ☒ That it is designed with environmental sustainability in mind
- ☒ That there is thoughtful approaches to landscape and open space
- ☒ Other:
There is building modulation that respects views currently enjoyed from existing residences
.....

What concerns do you have about the project?

- ☐ Construction noise / impacts
- ☐ The project will de-stabilize the steep slope
- ☐ That I will not like the way it looks
- ☐ I don't really have any specific concerns

☒ Other:

Being an ECA / Steep Slope site I beleive that a CIP concrete retaining wall constructed at the north portion of the site along the south property line of my residence at 525 Howe St, similar to what exists for the existing town home development, should be required as a condition of permitting.

Is there anything specific or unique about this property or neighborhood that would be important for us to know?

I think that a responsible, thoughtful, and safe development and construction project will be a welcome addition to the neighborhood. I strongly encourage the team to manage a secure site (fenced) during construction to prevent unwanted inhabitants, theft, and destruction, which appears to be an issue for other similar projects around Queen Anne. Additionally, be diligent about adhering to permitted work hours and compliance with all other requirements. Good luck!

This form was created inside of HYBRID architecture.

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